CAC Workshop #1 - Agenda

- The Master Planning process - the next 12 months
- Review key elements of Master Plan
- Public open space, key principles
- Next Steps
Master Planning Timeline

**FALL 2014**
- 1. CAC DEVELOPMENT OF PARAMETERS
- 2. RFP DEVELOPMENT

**FALL 2017**
- 2. DEVELOPER SELECTION
- 3. BEGIN MASTERPLAN / COMMUNITY ENGAGEMENT DESIGN PROCESS

**2018**
- 3. INITIATE / RECEIVE TECHNICAL FEEDBACK
- 4. DEVELOP AND REFINE MASTERPLAN
- 5. DRAFT MASTERPLAN BASED ON TECHNICAL AND COMMUNITY FEEDBACK

**FALL 2018**
- COMMUNITY ENGAGEMENT
  - MONTHLY CAC MEETINGS
  - OTHER ACTIVITIES
Community Engagement

- **MONTHLY CAC WORKSHOPS**
- **WALKING TOUR OF SITE (DEC 2)**
- **OPEN HOUSE (MID JANUARY)**
- **MEETINGS WITH NEIGHBORHOOD GROUPS AND STAKEHOLDERS**
- **ONGOING COLLABORATION WITH CITY COLLEGE**
CAC Workshops – Concept Masterplan

1. Public Open Spaces (Tonight)
2. Transportation, Circulation & Parking (Dec 11)
3. Housing and Neighborhood Character (Jan 15)
4. Sustainable Design (Feb 12)
Questions and Comments about meeting structure and timeline?
Key Elements of Concept Master Plan

Reservoir Site
17 acres
Key Elements of Concept Master Plan

1. Public Open Space at the Heart of the Community
2. Vehicle Circulation at the Perimeter
2. Connections to Phelan and Ocean Avenue
3. Parking Solutions for Residents and City College
4. Building height and scale steps down from City College to Westwood Park
Public Open Space
CAC Public Realm Principles Summary

1. Develop a **cohesive public realm** that is a useful, safe and welcoming part of **daily life**.
2. Develop an **integrated pattern of** public and private **open space**.
3. Incorporate the surrounding **natural and sculptural environment** into the siting and design.
4. Design attractive and pedestrian friendly **generous green streets**.
5. Plan and design in coordination with a long-term **sustainable plan and community-serving programming**.
6. Design a **variety of open spaces** to serve **diverse users** at different hours and seasons.
EXISTING RESERVOIR BASIN
ESTABLISH PEDESTRIAN CONNECTIONS ACROSS BASIN
PEDESTRIAN CONNECTIONS GENERATE OPEN SPACE NETWORK
LARGE OPEN SPACE AT HEART OF COMMUNITY (Precita Park)
VARIETY OF OPEN SPACES FOR A DIVERSE GROUP OF NEIGHBORS
PRIMARY VEHICULAR CIRCULATION AT THE PERIMETER OF THE SITE
RELOCATE EXISTING LANDFORM
CREATE HIGH POINT TO CELEBRATE OCEAN VIEW
ACTIVE AND PASSIVE RECREATION FOR ALL AGES
OCEAN VIEW AT COMMUNITY ROOM
UNIQUE VIEWS FROM CENTRAL OPEN SPACE
The Charm of Westwood Park Bungalow Homes

is largely due to the pains-taking care and skill with which “Westwood” builders have planned each individual home. Whether the motif be taken from the romantic days of California’s Spanish pioneers, the substantial lines of Merry England or the stately mansion of ye Colonial days (as in our picture), it always harmonizes with the general grouping.

The result is an assemblage of typical American homes of real individuality that compels the admiration of the beholder, no matter how many other far-famed home tracts he may have visited elsewhere.

And what is more, they are all MODERATE IN PRICE.

$1000 to $1500 Cash
Gives the key to the home of your choice.

Balance, like rent—$50 to $85 per month.

At “Westwood Park” you will find everything that goes to make a really desirable home tract. Close to the city’s business center—only 25 minutes from Fourth and Market Streets—beautifully laid out by expert landscape engineers, located in a sheltered spot, it has found immediate favor with home buyers. “Westwood” is fully equipped with modern electric, gas, water, electricity, telephone, churches, schools, and fire lines.

BALDWIN & HOWELL

318-321 Kearny Street
San Francisco

Map of Westwood Park
San Francisco’s Ideal Home Tract

A Sun Porch
Trailings when smooth, green lawns and fragrant flowers, on every side wonderful bungalows revealing a surprisingly attractive and varied style of architecture, and everywhere sunshine and open spaces and a real “home atmosphere.” That is what makes it Westwood Park.

Westwood Park
San Francisco’s Ideal Home Tract
Only Twenty-five Minutes from Fourth and Market Streets

If you are paying rent for a flat or apartment, visit “Westwood” just once; compare the comfort and advantages of a home in this ideal spot with the flat or apartment you now pay rent for; then consider the advantages of living in the charming homes of Westwood.

Large Lots $35 to $40
Bungalows $45 to $50

And a Small Cash Payment.

Take Municipal Car “K” to Market St. Direct to Westwood.

BALDWIN & HOWELL
318-321 Kearny Street
San Francisco

Phone Kearny 3850.
Tract Offices Randolph 1454.
HIGH POINT, OPEN SPACE NETWORK, VARIETY OF SPACES
PROVIDE WIND PROTECTION
USE FOG BELT NATIVE PLANTINGS
BRING IT ALL TOGETHER
CREATE A COHESIVE OPEN SPACE NETWORK OF PUBLIC AND PRIVATE SPACE
Key Elements of Public Realm

1. Pedestrian connections generate open space network.
2. Large open space is located at the heart of the community.
3. A site specific and integrated network has various sizes of open spaces.
4. Landform with elevated terrace preserves ocean view experience and sculptural qualities of the site.
5. Coastal plantings and site structures are used to create shelter and wind protection.
Questions and Comments – 10 min.
Our Questions To You

1. Our approach/process for creating the open space network?
2. Is the open space plan consistent with the CAC principles?
3. Is the large open space in the right place?
4. What do you like? What do you not like?
5. What excites you about the initial proposal and how would you improve it?
6. What types of uses or programs do you suggest for the open spaces?
Next Steps & How To Engage

1. Neighborhood Group Meetings
2. Walking Tours
3. Site Activities
4. Individual Conversations
5. Community Open Houses
6. Email & Website Feedback
   – balboareservoir@gmail.com
   – Additional resources TBD
• End Slides